



# Town of Groton - Public Works

## Meeting Minutes

### Permanent School Building Committee

134 Groton Long Point Rd  
Groton, CT 06340-4394  
Public Works  
Administration  
(860) 448-4083

**Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.**

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**Thursday, May 4, 2006**

**7:00 PM**

**Town Hall Annex - Community Room 1**

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#### **1. ROLL CALL**

*Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings & Grounds, and Colleen Quattromani, Recorder.*

*Also present: Catherine Kolnaski, Town Councilor.*

*The meeting was called to order at 7:00 pm.*

*David Russell arrived at 7:05 pm.*

#### **2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS**

*None.*

#### **3. APPROVAL OF MINUTES**

##### **a) April 20, 2006**

*A motion was made by Mr. LaFrance and seconded by Mr. Monteiro to accept the meeting minutes of April 20th as written. The motion passed unanimously.*

##### **b) April 27, 2006**

*A motion was made by Mr. Webster and seconded by Mr. Monteiro to accept the meeting minutes of April 27th as written. The motion passed unanimously.*

#### **4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)**

##### **(a) PSBC Members**

*Vice-Chairman Lange told the PSBC that he had been contacted by the New London Day's new reporter for Groton. The reporter is interested in attending the public presentations for the new schools.*

##### **(b) Public Works Staff**

*Mr. Norris said staff had met Wednesday the 3rd to discuss the publicity meetings for the three schools. The meeting dates have been set as follows, Northeast Academy Elementary on May 17th, Fitch High School on the 24th and Catherine Kolnaski on the 31st. Letters to the neighbors are being sent and ads are being placed in the New London Day to announce the meetings. The meeting for Northeast Academy School will be held in the gym at the Freeman Hathaway building.*

*The Town Manager is placing a Merritt property status report on the agenda for next meeting of the Committee of the Whole. Mr. Norris has provided the Manager with the background information on the property and correspondence with the State on the project.*

*Mr. Norris went on a site walk of Kolnaski property with URS today to do a cost estimate of environmental remediation of the site for BSF. There was also some testing on the Freeman Hathaway building to check for asbestos in the water proofing on the building before demolition is scheduled. The hazmat inspection of Fitch High School is complete and Mr. Norris is awaiting the*

*final report. Phase I environmental site assessment continues at Fitch High School. The letter contract has been signed for the envelope plan review. The High School and one elementary school will be reviewed. The reviews will take two weeks each to be complete.*

**(c) Board of Education Staff**

*Mr. Greenleaf and Principal Luciano taped a program at Fitch High School this week which explains what will be happening next year at Fitch High School. The program mostly focused on parking at the school. They are also working on contingency plans should the construction schedule have any changes. Mr. Greenleaf also met with Mr. Manning of Gilbane and Mr. Norris to work on the sequencing of the construction projects.*

*Mr. Greenleaf met with the Fire Marshall who was concerned with the egress to the auditorium during the construction project. The BOE building maintenance staff will create an exit through the current prop room for use during the construction project next year. The maintenance staff will also move the PA system and the fire alarm panel box this summer. The summer school program for the High School has been moved to Fitch Middle School. Only two guidance councilors who need access to files will be working at the school this summer.*

*Mr. Greenleaf also reported that the Town was close to receiving funding for the planning of Phase II of the School Building Program. The Council approved \$200,000 to begin Phase II planning in the Capital Improvement Plan, which is pending final approval by the RTM.*

**(d) JCJ Architecture**

*Mr. Celella, Principal, JCJ Architecture spoke briefly about the approval process for the school building plans. Mr. Celella said that the local reviews were complete and local officials would be signing off on the plans on Friday, May 5th before JCJ went to the State on Monday, May 8th. Mr. Celella doesn't anticipate any real difficulties with BSF. There may be some minor comments for JCJ to address prior to giving the plans and specifications to Gilbane Building Company next week for the bid packages to go out May 15th.*

*In addressing the project budgets, Mr. Celella turned the discussion to the add/delete alternate lists for the schools. The same list will be used for both Northeast Academy and Catherine Kolnaski elementary schools to assist Gilbane in creating some synergy in the bids for the projects. One item reviewed during the PSBC workshop on the alternate list was the material for the gym floors. The PSBC wanted to look at additional alternatives to the poured or applied floors which were suggested in place of the more costly wood floors. Mr. Celella brought in samples of Mondo Flooring for the Committee to see and consider as another alternative. The Committee was told it is the same material used at Hartford High School. The material has similar maintenance requirements and life expectancy to wood but may not provide a big savings to the project. The Mondo Flooring is only a dollar or two cheaper per square foot. The PSBC had a consensus to add the Mondo Flooring to the add alternate list. JCJ also continues to look into alternatives to the stone veneers and the changes to the CMU (concrete masonry units).*

*There was also discussion on the STC (State Traffic Commission) approval for Fitch High School required because of the increase in cars at the site. This is an approval needed BSF can approve the project. JCJ hopes to have the project on the State's May agenda, but is preparing the Merritt property parking lot project as a separate bid item in case the High School project is delayed. Mr. Norris told the Committee that Mr. Wedge of BSF said that if the STC officials said they reviewed the plans and the only hold up was waiting for the Commission to meet, he would allow the High School project to go out to bid.*

**(e) Gilbane Building Company**

*The Northeast Academy construction trailer should be set up in approximately two weeks, the power should be turned on next week and then IT will set up computers.*

*Additional boring samples are still being analyzed for both elementary school sites and Gilbane*

*will review the data when it comes in to see if adjustments are needed for the sitework estimates.*

*In discussing the project schedule Mr. Scalora said the construction schedule has already been compressed as much as it should be and Gilbane now suggests that further time be made up in compressing the site work program. Compressing the site work duration is likely to result in a cost increase for this work. At the Kolnaski site other routes for initial access are being explored to expedite the start of building construction.*

*Mr. Manning reviewed the Gilbane's work on the High School Project since the last PSBC meeting. A draft estimate of the High School currently shows a 9.9% variance. Gilbane and JCJ are meeting to clarify the drawings and possibly make adjustments to the plans. Gilbane has developed a contingency plan for the work to be done this summer if BSF plan approval is put off until after the June 21st STC meeting. Mr. Manning highlighted items which need to be completed to ensure that the start of school in September is not compromised.*

**5. UNFINISHED BUSINESS**

*None.*

**6. NEW BUSINESS**

*None.*

**7. OTHER BUSINESS**

*None.*

**8. ADJOURNMENT**

*The meeting adjourned at 8:45 pm.*